

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA -Change of land use from Industrial use & Residential use to Central Commercial use in D.Nos.172, 173/A, B, 174/A & 184/3 of Koritepadu at Amaravathi Road, Guntur Municipal Corporation limits to an extent of 10847.85 Sq.Mtrs– Draft Variation Notification Issued –Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

**G.O.MS.No. 225.**

Dated:17.11.2014

Read the following:-

1. Govt. Memo.No.11411/I2/2011, dt.30.06.2012
2. From V.C., VGTMUDA, Lr.Rc.No.E1- 297/12, Dt.06.11.2012 .
3. From Co I, Lr.No.29/1/2012/20328, dated:20.07.2013.
4. Govt Memo No. 26763/M2/2012 Dated: 26.08.2014
5. From V.C., VGTMUDA, Lr.Rc.No.E1- 297/12, Dt.28.10.2014.

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**ORDER:**

The draft variation to the Zonal Development Plan of Guntur issued in Government memo 4<sup>th</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.333, Part-I, dated.05.09.2014. No objections and suggestions have been received from the public within the stipulated period. In the reference 5<sup>th</sup> read above, the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has reported that, a paper notification has been published on 16.09.2014 in two Daily News Papers viz., The Hindu (English) & Eenadu (Telugu) calling objections/ suggestions and no objections/ suggestions have been received within the stipulated period. The Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority has enclosed the receipt of development charges of Rs.9,33,945/- ( Nine Lakhs Thirty Three Thousand and Nine Forty Five Only) paid by the applicant. Hence, the draft variation issued in the reference 4<sup>th</sup> read above, is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH )

Dr. D.SAMBASIVA RAO  
PRINCIPAL SECRETARY TO GOVERNEMENT

To  
The Commissioner of Printing, Stationery & Stores Purchase, AP, Hyderabad.  
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban  
Development Authority, Vijayawada.

**Copy to:**

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.  
The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.  
The District Collector, Guntur.  
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No. 333, Part-I, dated: 05.09.2014 as required by sub-section (3) of the said section.

## **VARIATION**

The site under reference measuring to an extent of 10847.85 Sq.Mtrs in D.Nos.172, 173/A, B, 174/A & 184/3 of Koritepadu of Guntur, Guntur Mandal & District. The boundaries of which are given in the schedule below and which was earmarked for Industrial use & Residential use in the Zonal Development Plan of Guntur approved by the Government vide G.O.Ms.No. 688 M.A., Dt.30.12.2006 is now designated for Central Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No.20/2012/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. the 13.35 mts passage shall be used exclusively for approach purpose.
7. The applicant shall handover the road affected portion at free of cost to the local authority by way of registered gift deed.
8. The any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

### **SCHEDULE OF BOUNDARIES**

**NORTH:** Existing 4.00 mts to 5.60 mts wide road partly and existing buildings of D.No. 4-15-126/51A, 4-15-126/51B and partly cross roads of Guntur, Guntur Mandal & District.

**SOUTH:** Existing 7.46 mts wide road partly and existing buildings of D.No. 4-15-122/2, 4-15-123/2, 4-15-123/9, 4-15-125/8A, 4-15-125 etc of Guntur, Guntur Mandal & District.

**EAST:** Existing road partly and existing buildings of D.No. 4-5-121/1, 4-15-127/1,etc of Guntur, Guntur Mandal & District.

**WEST:** Existing 100'-0" wide Amaravathi road partly and existing cross road and existing buildings of D.No. 2-15-126/51B, 4-15-127/6, 4-15-127/4C & 4-15-122/3,etc of Guntur, Guntur Mandal & District.

Dr. D.SAMBASIVA RAO  
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER